

ARCHITECTURAL REVIEW BOARD

MARCH 13, 1984

MEMBERS PRESENT:

William Lynch  
Eldred Melton  
Jouett Sheeting  
Charlotte Stagner (4)

MEMBER ABSENT:

Bradley Yount (1)

There being a quorum, the meeting was called to order by Chairman Lynch.

Mrs. Stagner opened the meeting by proposing a motion that the Chair be responsible for drafting a resolution expressing concern and acknowledging the contributions made by Mr. Larry Lee and sending this to his family. The motion was seconded by Mrs. Melton and carried unanimously. (4-0)

Chairman Lynch called for the minutes from the last meeting of the Review Board. Mr. Shipp informed the Board that the minutes from the last meeting were, as yet, not prepared due to the Larry Lee situation but that they were anticipated to be completed within the up-coming week.

Mr. Lynch called for discussion on the items on the agenda.

The first item for review by the Board was a request from Mr. Jeffrey Kell to convert a garage, located on property at 730 Shelby Street, into an efficiency apartment. Mr. Shipp reviewed the staff report. Mr. Kell was present for discussion of the proposal with Board members. Mr. Sheeting had concerns about the existing garage doors remaining on the structure after it was converted into living quarters. Mr. Lynch stated he did not agree with renovation of the building into living quarters and leaving it looking like a garage. He suggested tearing down the existing garage and rebuilding. Mr. Kell stated that he was in agreement with tearing down the existing garage and rebuilding. Mrs. Melton stated her concerns in regard to Mr. Kell's setting a precedence by building an apartment on a lot the size of this property and her concern that the Board would set a precedence for other property

owners in the area that might want to build apartments on their property in the future. Mrs. Melton stated her concerns that the Board was deciding the problem of density and she felt that this problem was not within the purview of the Board. Mr. Kell stated his concern regarding the need for additional approval should he tear down the existing garage and rebuild an apartment. Mr. Shipp informed the Board that it had granted an exception for Mr. Kell's proposal in the previous meeting and that Mr. Kell had approval from the Planning and Zoning Board for remodeling or rebuilding. Mr. Kell stated that his submitted drawing would be followed to rebuild. Mrs. Stagner stated her concerns regarding the use of shutters which were inoperable as shown in Mr. Kell's drawing. After further discussion, Mr. Kell informed the Board that the building would be clapboard with windows on the end that faces the alley and the shutters could be deleted, if so desired. Mr. Lunch questioned the problem of parking and Mr. Kell stated there would be no problem with parking space. Mr. Sheeting made the motion that the Board issue a Certificate of Appropriateness to approve the proposed plan to construct a new structure, (See Attached Diagram) with the addition of removing the old garage doors and replacing with a solid wall, including the omitting of shutters, on the proposed site at 730 Shelby Street, supported by the facts stated in the Zoning District Regulation 17.081, and also the approval of the demolition of the existing garage at 730 Shelby Street. The motion was seconded by Mrs. Melton and carried unanimously. (4-0)

The second item on the agenda for discussion was the Agape Force Christian Fellowship's request for approval to hang a 2' X 8' painted sign in the storefront window located at 223 West Broadway. Mr. Shipp presented the staff report on this item and informed the Board that the sign was in place due to Agape not being aware that prior approval was needed. Chairman Lynch requested comments from adjacent property owners; there were none. Following a brief discussion regarding window obstruction regulations, Mrs. Melton made the motion, that based on the information supplied and that meeting all the requirements, we move that a Certificate of Appropriateness be issued. The motion was seconded by

Mr. Sheetinger. The motion carried unanimously. (4-0)

The third item on the agenda was the request from Mr. James Call for approval to construct a new accessory building at 515 Logan Street. Mr. Shipp reviewed the staff report and presented the Board with a drawing of the proposed building. Mr. Call was present for discussion of the proposal and informed the Board that the intended use of the building was for storage and woodworking activities. Mr. Sheetinger questioned the distance of the building from the adjacent property line. Mr. Call stated the building would be 3' from the property line. Mr. Lunch questioned the clearance of the proposed building from the alley and why the building was not being constructed with the same clearance as the existing garage on the property. Mr. Lunch stated that in his opinion the new building would have to have the same setback in order to be compatible. Mr. Call agreed to change the proposal and construct the new building with the same setback. Mrs. Melton questioned the condition of the existing garage and Mr. Call informed the Board that it was in need of paint and vines needed to be removed, which he would do. Mrs. Stagner made a motion, for the issuance of a Certificate of Appropriateness to Mr. Call for the erection of an accessory building located at 515 Logan Street, said building to be as in the proposed plans with the exception that the new building be located the same distance from the alley as his existing garage. Mr. Sheetinger seconded the motion and it was carried unanimously. (4-0)

The fourth item before the Board was the request of Mr. Greg R. Meyer for approval to remodel the attic, of a dwelling located at 308 Hermitage Drive, into living space and convert the existing front porch roof into a sun deck. Mr. Shipp reviewed the staff report. Chairman Lynch requested comments from adjacent property owners. Mrs. Joan Johnson, property owner at 310 Hermitage Drive, was present and voiced her views of the proposed renovation. Her major concerns were that Mr. Meyer's property was the only building not stone or brick and she felt it would be obtrusive to the area to add a third story. She felt that the added height would be out of character with the other dwellings in the area, as there are no three-story dwellings presently. She felt that Mr. Meyer's property needed basic maintenance first. Karen and Rick Sparer, of 312 Hermitage, were also present and Mr. Sparer also felt the proposed added height would be out of proportion with the buildings presently in

the area. Mr. Sparer stated that he feared that if an additional room were added that later it would be converted into an apartment thus causing parking problems. He felt that a third story would detract from the appearance of the area. Mr. Sparer and Mrs. Johnson presented the Board with pictures of the area, including their homes and that of Mr. Meyer. Mr. Meyer stated that his intention was to enhance his property. He stated that he was open for suggestions on ideas of how to improve his property. Mr. Sheetinger stated 17.081 is the regulation regarding height and width and that it is to be comparable to buildings in the area; too low or too high is not compatible to the area. Mr. Meyer withdrew his application for the proposed remodeling and ask for any suggestions which might be offered. The Board thanked Mr. Meyer for his cooperation and attitude in the matter.

The next item on the agenda was a request submitted by Mr. Louis R. Hugg, Jr. for approval to demolish one building and fill, grade and surface an area with bituminous concrete to park 44 cars, to make build site improvements, to include concrete walks, curbs, storm-water drainage, yard walls and landscaping. Mr. Shipp informed the Board that this item had been set out for consideration and that Mr. Hugg's request for exterior remodeling would be discussed separately. Mr. Shipp presented the staff report and the set of plans as furnished by Mr. Hugg, the project architect for the First Christian Church. Mrs. Melton questioned the access to Mr. Bacon's building and how this proposal would effect this access and if Mr. Bacon had any objections to the proposal. Mr. Hugg stated that the plan had been discussed with Mr. Bacon and he had no objections. Mr. Hugg stated that Mr. Bacon would have adequate space which he could rent from the Church for parking adjacent to his building. Mrs. Melton questioned the height of the ground cover plants and trees, as proposed, and their height at maturity. Mr. Hugg stated that the plants had been chosen for their adaptability to urban areas. He stated that they would cause very little mess in the fall and that the hedge would be trimmed to about 30" high and ultimately it would be a continuous hedge. Mrs. Stagner questioned the use of dogwood trees as they were being promoted for use. Mr. Hugg explained that the dogwood was not suited for use as proposed in the plan. Mr. Lynch called for comments from adjacent property owners. Mr. John Glasgow, who lives in an apartment which fronts onto Lewis Street, was concerned about the activities

presently going on and he feels that a parking lot with a wall would encourage adverse activity further. Mrs. Stagner questioned lighting to be used. Mr. Hugg stated that the parking lot would be lighted. Mrs. Melton questioned Mr. Hugg about drainage problems which could be caused to Mr. Bacon's property. Mr. Hugg informed her that this pavement would not cause any water problems. Mrs. Melton questioned if there was to be provided ornamentation enough for Mr. Bacon's property. Mr. Hugg stated that plans had been made to improve the side of Mr. Bacon's building. Mr. Glasgow questioned the use of the proposed courtyard. Mr. Morris, a representative of the Church, explained that the courtyard was designed to curb the use of the parking lot as a thru-way and that the Church had planned to install a gate to the parking lot. Mr. Glasgow stated that his concern was with the noise caused by children using the courtyard as a playground and disturbing people who live in the apartments when trying to sleep. Mr. Morris explained that the courtyard was to be used for quiet activities and that the parking lot was planned for use for more boisterous activities, such as volley ball. Mr. Glasgow questioned if the courtyard could not be placed somewhere else to curb the noise. Mr. Morris stated that the gate to the parking lot could be locked when not in use by the Church to discourage persons wandering across the parking lot. Mrs. Melton made the motion, that we would like to move that the plan be accepted as presented with the stipulation that the parking lot lighting plan be presented at the May meeting and that the Church be cognizant of the concerns regarding noise and congestion at the site of the proposed plaza and report at the April meeting of the Review Board the steps that they plan to take to alleviate these concerns and that a Certificate of Appropriateness be issued on these conditions. Mr. Sheeting seconded the motion. Mr. Lynch called for further comments. Mr. Glasgow requested that the motion show that the Church does not intend the courtyard as use for children's playground. Mr. Lynch stated that he didn't think this could be done. Mr. Shipp stated that the official minutes should reflect this request should there be question later regarding the use of the courtyard. Mr. Lynch called for the vote and the motion carried unanimously. (4-0)

The next item for discussion was the request of Mr. Louis Hugg, on behalf of the First Christian Church, for the proposed remodeling of the existing exterior door, on Lewis Street frontage, to be reworked and made more accessible

for handicapped persons. Mr. Shipp reviewed the staff report for the Board and presented a drawing of the proposed remodeling. Mr. Lunch called for comments from anyone in the neighborhood; there were none. After a brief discussion and review of the drawing as submitted, Mrs. Stagner made the motion, that the Board issue a Certificate of Appropriateness for the remodeling of an exterior door located on Lewis Street by the Frist Christian Church as presented in the proposal. Mrs. Melton seconded the motion and it carried unanimously. (4-0)

At this time, Mr. Shipp requested that the Board move Item No. 7 on the agenda up. Mr. Lynch stated that he had no objection.

Item Number 7 being moved forward, the Board considered the request, as submitted by Bear Hugs, Inc., for the installation of a sign at 220 West Main Street. Mr. Shipp reviewed the staff report. The applicant was present for discussion and presented the proposed sign to be installed. Mr. Lynch stated his only concern was if the sign was to be painted on the building; the applicant having presented the sign, this concern was abated. Mrs. Melton made the motion, that based on the information that we have, I move that we accept the application and issue a Certificate of Appropriateness. Mr. Sheeting seconded the motion and it carried unanimously. (4-0)

The next item on the agenda was the request submitted by James Morris for exterior remodeling of the facade of a building located at 308 St. Clair Street. Mr. Shipp reviewed the staff report for the Board. Mr. Morris was present for discussion of the request. Mr. Morris's proposed remodeling drawing was presented to the Board. Mrs. Melton questioned if the building was included in the register. Mr. Shipp informed the Board that the building was not considered a contributing building to the district. Mrs. Melton questioned if the building was considered an intrusion. Mr. Shipp stated that it was not. Mrs. Melton stated that she thought the Board should be diligent in its consideration of the restoration of the building into a useful structure. Mrs. Melton's concern was with the windows as proposed and the choice of color of brick to be used. The Board and Mr. Morris discussed the original design and previous renovations of the building and the choice of windows to be used. Mr. Morris stated that he planned to consider every avenue before making a decision

as to what windows to use and the type of brick. There was question as to whether a search could be done for other Checkers theaters for reference as to type of bricks to be used. Mr. Sheetinger made the motion, that he move that we issue a Certificate of Appropriateness and approve the proposed plan to renovate the existing facade of the old theater located on St. Clair Street and that the owner give consideration to installing the double-hung windows. Mrs. Stagner seconded the motion and it carried unanimously. (4-0)

Mrs. Stagner made the motion, that the meeting adjourn. The motion was seconded by Mrs. Melton and all were in favor. (4-0)

*William J. Lynch*